



**PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS
ASSESSMENT GRANT**

RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818

**Section IV.D. – Narrative Information Sheet
January 31, 2019**

1. Applicant Identification

City of Martinsville, Virginia
Department of Community Development
55 West Church Street
Martinsville, VA 24112

2. Funding Requested

a. Assessment Grant Type: Community-Wide

b. Federal Funds Requested:

i. \$300,000

ii. N/A – Not Site-Specific

c. Contamination:

Hazardous Substances	– \$180,000
Petroleum	– \$120,000

3. Location:

City of Martinsville, VA

4. Property Information for Site-Specific Proposals: N/A

5. Contacts

a. Project Director

Wayne Knox, Assistant City Manager / Director of Community Development
Department of Community Development
55 West Church Street
Martinsville, VA 24112
Phone: (276) 403-5169
Email: wknox@ci.martinsville.va.us

b. Chief Executive/Highest Ranking Elected Official

Hon. Kathy Lawson, Mayor
55 West Church Street
Martinsville, VA 24112
Phone: (276) 403-5000
Email: klawson@ci.martinsville.va.us

6. Population

US Census Bureau, 2013-2017 ACS 5-Year Estimate:
City of Martinsville: 13,256

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority sites are adjacent to a body of water.	N/A
The priority sites are in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield sites within the target area.	8 & 9

8. Letter from the State or Tribal Environmental Authority: Attached



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 1111 E. Main Street, Suite 1400, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-4000
1-800-592-5482

January 17, 2019

Wayne Knox, Assistant City Manager / Director of Community Development
City of Martinsville
55 West Church Street
P.O. Box 1112
Martinsville, Virginia 24114

Subject: Acknowledgement and Support
FY 2019 Brownfields Assessment Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-18-06

Dear Mr. Knox:

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced brownfields grant application. The request will be for a community-wide EPA Brownfields Assessment grant for the City of Martinsville. DEQ is pleased to add our support for the subject EPA grant proposal and has been working closely with the City to promote redevelopment of brownfields made possible by previous federal and state assistance.

It is our understanding that the target area for this proposal includes Uptown that has tremendous potential to realize the City's vision through revitalization of brownfields like the Rives Theater and Chief Tassel Building. Building on the previous brownfields success is vital to Martinsville being able to breathe new life in the buildings and properties that once represented the prosperity that the industrial revolution ushered in. This proposal will help the City preserve their history while continuing to pave a new path forward.

The DEQ Brownfields Program is pleased to provide our support for this grant proposal and feels that if successful the grant funds would play a vital role in the revitalization in the City of Martinsville. It is our sincere hope that the subject proposal will be successful and I look forward to continuing to work with your staff. If I can be of further assistance please don't hesitate to call me at (804) 698-4064.

FY 2019 Brownfields Assessment Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-18-06
January 17, 2019

Sincerely,



Vincent A. Maiden, CPG
Brownfields Program Coordinator

cc: Beth Lohman – DEQ-BRRO
Meade Anderson – DEQ- CO
Lori Kroll – Draper Aden Associates

CITY OF MARTINSVILLE, VIRGINIA
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO: 66.818
Section IV.E. – Narrative Proposal / Ranking Criteria
January 31, 2019

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i **Background and Description of Target Area:** The City of Martinsville (City) is an outstanding candidate for a 2nd *EPA Community-Wide Brownfields Assessment Grant* to continue its successful program of redeveloping and renewing vacant and underutilized industrial and commercial sites throughout the City, which began in 2015. Martinsville, surrounded by Henry County near the state line, is positioned about halfway between and within 50 miles of the much larger and more prosperous cities of Roanoke, VA and Greensboro, NC. With a declining population, the now struggling City has a rich tradition of productivity and significance. Martinsville was founded in 1791 by Revolutionary War General, Indian agent and explorer Joseph Martin from Albemarle County who established a plantation, Scuffle Hill, on the banks of the Smith River near the current-day southern City limits. General Martin and Revolutionary patriot Patrick Henry, who lived briefly in Henry County and for whom the county is named, were good friends. In its early history, the chief industry in the Martinsville region was plug chewing tobacco. Surrounding Henry County was once known as the "plug tobacco capital of the world."¹ After the collapse of the plantation economy following the Civil War, several plug tobacco firms began selling their product across the nation beginning in the 19th century. Local families heavily involved in these companies were reaping sizeable profits until the early 20th century, when large tobacco monopolies like R.J. Reynolds bought out most of the old local firms, and in many cases, simply shut them down overnight to eliminate competition.

After the fall of tobacco, the City's main industries for the next century centered on furniture and textiles. Well-known companies such as Bassett, American Furniture of Martinsville, Stanley and Hooker were founded in Martinsville in the early 1900s, bringing substantial prosperity to the area. DuPont ushered in a 50-year period when textiles dominated, opening a major nylon manufacturing operation on the banks of the Smith River in 1941. At the height of its operations in the 1960s, DuPont employed around 5,000 locals but closed its doors in 1998.² For more than 70 years, the region was home to some of America's most well-known textile and apparel manufacturing companies. At their height, local textile companies employed a combined workforce of over 20,000, and at one point during the 1960s, the Martinsville-Henry County area was reportedly responsible for producing around 60% of the world's sweatshirts.³

Martinsville today shows effects of closed manufacturing plants, high unemployment and a disproportionate number of residents living in poverty. Since the implementation of new foreign trade agreements beginning 2001, the City is seen as one of the hardest hit manufacturing areas in the US, with nearly all its former manufacturing facilities shut down, resurfacing in China, Southeast Asia, and Mexico.⁴ The continuation of brownfields redevelopment is intended to support the City's

¹Wikipedia, retrieved 12/21/18: https://en.wikipedia.org/wiki/Martinsville,_Virginia

²Greensboro New & Record, June 1998: https://www.greensboro.com/martinsville-s-dupont-plant-closes-today/article_512b10a8-69d3-576e-a4f6-3b8b82af31af.html

³Visit Martinsville-Henry County, retrieved 01/14/19: <https://www.visitmartinsville.com/textiles-heritage>

⁴ Alliance for American Manufacturing, December 2014: <http://www.americanmanufacturing.org/blog/entry/they-once-had-the-best-job-in-town-not-anymore>

goal to reinvent itself yet again. Revitalizing blighted industrial sites will reinvigorate Martinsville and usher in a new chapter for this once thriving manufacturing hub, while reducing threats to human health and the environment. The program will continue to be focused on restoring sites with the greatest potential for improving the appeal of the City to new businesses and residents, while providing jobs and healthy lifestyle alternatives for current residents in impoverished neighborhoods left behind by the economic downturn.

There is additional potential to attract visitors to the region, particularly to ***Uptown Martinsville, which is the City's primary target area for redevelopment***. In Uptown, the City offers quaint shops and restaurants within a walkable downtown, a nearby registered historic district, important historic buildings, two community colleges and the Virginia Museum of Natural History. Local attractions for sports also abound including City recreational facilities and the regional Smith River Sports Complex. The Martinsville Speedway has played an important part in the area's culture and history for nearly 70 years with thousands of race fans flocking to participate in this unique celebration of racing. Founded in 1947 by H. Clay Earles, a year before NASCAR was formed, Martinsville Speedway was one of the earliest tracks in the US and the oldest track still part of the Nextel Cup series. With seating for 55,000, the Speedway sells out two Cup races per year and is one of the most popular destinations on the tour, which presents an appealing revenue source to both existing businesses and new entrepreneurs considering opportunities here.

1.a.ii Description of the Priority Brownfield Site(s): It is anticipated that funds will continue to be used throughout the City, but specific sites are located within the Uptown target area including the former ***Rives Theater*** on Church Street, which was originally built in 1932 as a playhouse and later enjoyed more than seven decades as a first-run movie house. Currently operated by Arts at the Rives Theatre (ART), a local community nonprofit dedicated to preserving its historic character, the now live music venue maintains a standing room capacity of 275 and seated capacity of 250 and includes a dance floor in front of the stage. ART is considering structural and cosmetic improvements to the existing building, which would increase its value and use for the community, but which require assessment to evaluate potential risks associated with renovations. A second downtown priority site is the former ***Chief Tassel Building***, also on Church Street, which was named for an Indian Chief who made treaties with General Martin, the founding father of Martinsville, and features a silhouette of the Indian Chief in the pedimented surround of the main entrance. Constructed in around 1930, the Tassel retains its historic fabric and as such, is a contributing structure in the Martinsville Historic District, as listed on both the Virginia and National Registers of Historic Places. Past historic uses of the Tassel include office and retail. Currently used primarily for office space, it contains two apartments on the 4th floor. The Tassel sits directly across from the historic Henry Hotel, a downtown icon recently converted to a 25-unit loft complex with studio and 1-bedroom apartment units. Both of these priority sites were approved for assessment by EPA in 2018, but funding ran short from the City's original grant when higher priority, former manufacturing sites were identified with greater potential to impact community reinvestment.

Additional high priority sites are situated in some of the highest poverty neighborhoods surrounding downtown and include former manufacturing sites where environmental and health concerns are the greatest. These include the 15-acre former ***Sara Lee Apparel*** plant, which began making fleece wear, in the 1930s, contributing to Martinsville's "sweatshirt capital of the world" designation. Sara Lee closed in 1996 under the Hanesbrand name and moved production facilities to China and Viet Nam leaving the old factory behind. At over 11 acres with over 200,000 SF of vacant factory floor, warehousing and office space, the site is located in an Enterprise Zone merely 2 blocks from Uptown,

and the City has incentives in place to facilitate redevelopment, which would reduce the blighted neighborhood of small factory homes that surround this behemoth specter of times long gone.

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: The City has worked tirelessly over the last 2 decades to reverse trends of disinvestment throughout the City. These efforts, aligned with a ***Comprehensive Plan update in 2011***, have included designation of Urban Development Areas⁵ that blend higher density commercial uses with Traditional Neighborhood Development and smart growth principles focusing on infill development in areas already served by transportation and utility infrastructure.⁶ This vision is well expressed in guiding principles and goals contained in the City's ***Uptown Vision 2015*** document, the ***Uptown Martinsville Revitalization Plan (2010)***⁷ and other key documents. The continuation of the City's brownfields program undertaken in 2015 will further these goals in support of Martinsville's initiative to encourage infill and redevelopment at existing sites that are no longer productive contributors to the City's tax base. The Uptown Revitalization Plan, includes major initiatives to improve the economic and physical health of the City. One terrific example of how Martinsville's planning efforts align with the brownfields program is the ongoing revitalization of the Fayette Street Neighborhood near downtown. Initiated in early 2016 and facilitated by environmental assessments conducted as part of the City's 2015 EPA grant (former Thomas Trucking and historic Paradise Inn sites), this initiative has leveraged crucial state and federal resources needed for revitalization of this historically low-income, African-American neighborhood. The project, which includes renewal of this once bustling commercial/residential area as a food hub, including streetscape enhancements and façade improvements. (See ***Section 1.c.i.***)

1.b.ii Outcomes and Benefits of Redevelopment Strategy: The need for economic revitalization in Martinsville is made evident by the sheer number and size of underutilized and vacant properties identified throughout the City, most particularly the large abandoned industrial facilities that dot the landscape surrounding downtown. Redeveloping brownfields in the City will not only increase job prospects for residents in adjacent low-income neighborhoods but, through increased property and sales tax revenues, will also provide much-needed additional resources to improve infrastructure and public space for those most impacted by these sites.

1.c.i. Resources Needed for Site Reuse: Martinsville's brownfield program has already proven to be an invaluable catalyst for redevelopment and reuse of underutilized and blighted properties. For redevelopment or revitalization projects, the City has partnered with various federal, state, and local organizations to provide leverage funds for a number of projects. Martinsville has already exhibited success in securing funds for assessment activities through the ***Virginia Brownfields Assistance Fund (VBAF)***, which has provided ***EPA match funding to date totaling \$160,000*** to assess the Thomas Trucking site in 2017, the Salvation Army site in 2018, and most recently, an American Furniture of Martinsville plant site in 2019. One key beneficiary of these funds, the Thomas Trucking site is located on Fayette Street, a targeted redevelopment area for the City, integral to ongoing community improvements. In 2016, Martinsville received technical assistance valued at over \$27,500 through the Local Foods, Local Places (LFLP) program supported by EPA to develop an action plan and create a vision and strategy for development of a Healthy Hub, which includes community gardens, greenhouses, demonstration kitchen, and other structures to support access to healthy foods and

⁵ Uptown Martinsville UDAs, Comprehensive Plan Amendment, July 2011: http://www.martinsville-va.gov/content/martinsville-va/uploads/martinville_uda_7_14_11-comp_plan_update_final.pdf

⁶ Martinsville Comprehensive Plan, 2009: <http://www.martinsville-va.gov/businesses/community-development/comprehensive-plan>

⁷ Uptown Martinsville Revitalization Plan, February, 2010: http://www.martinsville-va.gov/content/martinsville-va/uploads/PDF/departments/a-g/community_development/uptown_martinsville_physical_improvements_plan.pdf

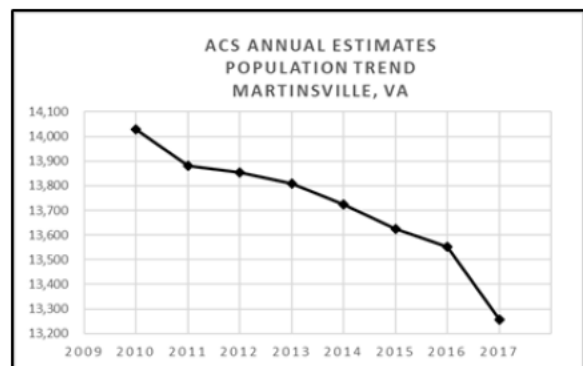
entrepreneurship in the distressed Fayette neighborhood.⁸ The City has also secured additional funding through HUD Community Development Block Grant (CDBG) of \$70,000 for a structural evaluation and redevelopment feasibility study for the former Paradise Inn adjacent to this site. Through these and other projects, the City has demonstrated its ability to garner resources needed to further revitalization where it's needed most.

The City fully anticipates the need to secure additional funding for assessment, revitalization and redevelopment at eligible sites. Upon completion of assessments, additional funds will be sought for remediation and redevelopment through federal, state and private partners with whom the City has aligned in the past, including VBAF for remediation and the CDBG Program for redevelopment focused on community facilities. Another *local Project Partner*, *The Harvest Foundation (THF)*, whose office is in Uptown Martinsville, supports community initiatives related to health, education, and community vitality. The City has successfully leveraged funding of almost \$3.3 million since 2009 through its partnership with THF, mostly in support of existing infrastructure and recreational facilities, and will formulate additional opportunities through this independent and perpetual foundation to build upon its brownfields redevelopment initiative. As an example of ongoing efforts to secure leverage funding and support for specific brownfields projects, the *Salvation Army of Martinsville*, will continue to be involved in the City's revitalization efforts. As noted in *Section 4.b.i*, the Army is currently conducting in a major capital campaign to generate \$2.5 million needed for redevelopment of a former gas station site for transitional housing and a family thrift store.

Additionally, since many of the larger industrial sites are within designated Enterprise Zones, the City has local incentives in place that complement state incentives to assist with costs for redeveloping brownfield sites. These include direct grants in support of job creation, including funds for real estate improvements; furniture, fixtures and equipment grants; waivers for permitting fees and utility connections; and property and BPOL tax rebates.

1.c.ii Use of Existing Infrastructure: The priority sites identified in *Section 1.a.ii* have adequate access to public transportation routes and all major utilities including electric, fiber optic telecommunications, and water and sewer services, all provided directly through the City's enterprise systems, as well as natural gas. All utilities have adequate capacity for most site uses anticipated for these sites. No significant utility or transportation upgrades are anticipated to be needed, although the City stands ready to facilitate upgrades if needed to facilitate development of a specific project.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT



2.a.i The Community's Need for Funding:

Martinsville's population is currently estimated at 13,256, according to the latest available 5-year American Community Survey (ACS) estimates for 2017.⁹ This represents a continuing trend of population decline that has held for over 40 years but is particularly marked over the last decade with an estimated loss of around 1-2% annually. The most striking impact of this decline has been the reduction in the number of young families.

⁸LFLP Technical Assistance Program, Martinsville Healthy Hub Report, July 2017: <https://files.daa.com/dl/fukKUZA7Z3>

Additionally, in recent years, Martinsville has consistently landed at, or very near, the top of Virginia's list of communities with ***the highest unemployment and poverty rates***. With the loss of manufacturing jobs, declining property values and tax revenues, coupled with a shrinking working age population, Martinsville continues its struggle to meet basic municipal service needs, maintain infrastructure, and provide safe, affordable housing for residents. Clearly, the City does not have sufficient resources to effect meaningful change toward revitalization without outside assistance.

2.a.ii Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: Around 24% of Martinsville's population live below the poverty level compared to 11.2% statewide. More striking, an estimated 35.6% of children under 18 live in poverty compared to 14.9% for the state. A large percentage of the City's impoverished children are minority, with approximately 46.8% of the total population African-American according to 2017 ACS estimates.⁹ Most of the predominantly minority neighborhoods in the City are clustered around former manufacturing facilities, now dormant and deteriorating, due to the availability of cheap housing that once served factory workers but is now considered substandard. In the Census tract that includes the former Sara Lee Apparel site, for example, 58% of residents are minority and 60% live below poverty. Impoverished children in these neighborhoods are not only at high risk for exposure to environmental and health hazards associated with a former industrial site in their midst but are also at very high risk due to older housing stock that tends to contain higher levels of lead-based paint and asbestos building materials that also have detrimental health impacts, particularly for children. According to EPA's EJSCREEN tool, around 69% of housing in the vicinity of Sara Lee was built prior to 1960, greatly increasing risks of lead and asbestos exposure for impoverished children.¹⁰

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Though no direct data are available to indicate greater than normal incidence of environmentally related health impacts, the City has a higher incidence of chronic disease such as diabetes (15.6% compared to 9.9% statewide) and heart disease deaths (>406/100,000 compared to 163.4 for the rest of Virginia). Additionally, life expectancy due to overall health condition in the area is 73 years, far below the state and national averages of 78.¹¹ The percentage of adults reported as obese in Martinsville at 33.8% is also much higher than the rest of the state (27%). Typically considered social determinants of health due to a linear relationship with poverty and lifestyle, these data indicate a clear need for the City to provide healthy alternatives, including healthy food choices and opportunities for physical activity, to this aging, impoverished population. A continuation of the City's brownfields program will allow the City to revitalize sites, thus improving blighted neighborhoods, increasing property values and allowing the return of neighborhood pride, all of which can lead to healthier lifestyle choices.

(3) Economically Impoverished/Disproportionately Impacted Populations: The City's serious economic declines over the past half century have taken a considerable toll on residents. Economic indicators of Martinsville are staggeringly different than those of the rest of Virginia and US, with current Median Household Income (MHI) estimated at \$33,545, less than half of state MHI (\$68,766). Population balance is another demographic issue facing Martinsville. The number of Martinsville residents over 65 (19.3%) is almost 36% greater than the rest of Virginia (14.2%). Coupled with an outmigration of working age population, which perpetuates the pattern of an overall shrinking population in Martinsville, an aging population creates impacts on tax revenues and services that need to be addressed to affect any significant improvement.

⁹ American Community Survey (ACS) 5-Year Estimates, 2013-2017, DP-03 *Selected Economic Characteristics*, retrieved 12/26/18:

https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP03&prodType=table

¹⁰ EPA's Environmental Justice Screening and Mapping Tool (Version 2018), Retrieved 01/16/19: <https://ejscreen.epa.gov/mapper/>

¹¹ Healthy Food Access Portal, retrieved 01/16/19: <http://www.healthyfoodaccess.org/access-101/research-your-community>

2.b.i. **Community Involvement:** Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, the City will engage a citizen board made up of members of community partners to participate in the ***Martinsville Brownfields Redevelopment Advisory Group (Martinsville BRAG)***, which will advance a sustainable brownfields redevelopment program for the entire City and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, development, health care, and real estate. Among the first tasks of the BRAG will be development of a ***community involvement plan*** to guide broader involvement in support of the overarching goals of the program and engage affected community members to understand their needs, concerns, and interests related to the brownfields program. Based on initial outreach efforts by the City, the following ***Project Partners*** have committed to participation in the program:

Partner Name	Point of Contact / Email / Phone	Specific Role in Project
The Harvest Foundation	India Brown Email: ibrown@theharvestfoundation.org Phone: (276) 632-3329	Public outreach/education support Committee representation Community development liaison
The Landmark Group	John Stiltner Email: johnstiltner@landmarkdevelopment.biz Phone: (336) 462-1957	Committee representation Commercial development liaison
Martinsville-Henry County Economic Development Corporation (EDC)	Spencer Johnson Email: sjohnson@yesmartinsville.org Phone: (276) 634-4601	Public outreach/education support Committee representation Site marketing liaison
Martinsville Uptown Revitalization Association (MURA)	Kimberly Keller Email: kimberly@mhcchamber.org Phone: (276) 632-6401	Public outreach/education support Committee representation Site marketing liaison
Salvation Army of Martinsville	Lt. George Keith, Corps Officer / Pastor Email: george.keith@uss.salvationarmy.org Phone: (276) 638-7259	Public outreach/education support Committee representation Community outreach liaison

2.b.ii **Incorporating Community Input:** The community involvement plan described above will include a communication component to identify specific methods and schedules for providing regular community updates through press releases, website content, and other social media outlets. The Plan will include a schedule for community open house meetings and planning charrettes at appropriate intervals throughout the 3-year project period. Advertised public meetings will be conducted during evening and weekend hours to boost participation by the entire community. With focus on residents and business owners most affected by the project, these meetings will include project updates by BRAG members, staff and consultants about program status and will provide an open forum for engagement and education that will facilitate direct, two-way communication and encourage the exchange of ideas. Formal project updates will be provided through advertised public information presentations to City Council at least once per year, to keep the general public informed of progress.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Task Descriptions below define grant funded activities for both hazardous and petroleum sites and include information regarding how estimated costs were derived. ***Task Descriptions (Section 3.a)*** are followed by an associated ***Budget Table*** and a ***Summary Outputs Table*** included in ***Section 3.b***.

3.a. Description of Tasks and Activities

Task 1: Cooperative Agreement Oversight and Community Engagement – Total \$17,000
\$4,500 Travel + \$500 Supplies + \$12,000 Contractual
(\$10,200 Hazardous / \$6,800 Petroleum)

Cooperative Agreement Oversight includes activities integral to achieving the purpose of the grant, e.g., project oversight, administration, performance monitoring and reporting, and attending conferences. While these programmatic activities are eligible for reimbursement, they will be conducted in-kind by City staff at an estimated \$18,000 (\$6,000 average per year). Grant eligible direct (reimbursable) costs include a travel budget of \$4,500 for two or more staff representatives to attend up to three conferences, including EPA National and Region 3 Brownfields Conferences as well as state conferences during the project period. Direct costs for advertisement of public meetings and community events and printing of related project materials (site brochures, posters, maps, etc.) are budgeted at \$500 (\$167 average per event). Contractual costs for this task include consultant reporting assistance estimated at \$6,000 (\$2,000 per year) for preparing quarterly and annual status reports and entering and updating site information in ACRES throughout the 3-year project period. Contractual costs for **Community Engagement** activities are estimated at approximately \$6,000 (\$2,000 per year) and include providing technical assistance to engage and maintain interaction with stakeholders and the community throughout the project. Primary activities include (1) developing news releases for local media and content for a special brownfields program webpage to provide project updates, post reports and summaries of findings, and cite success stories; (2) preparing and updating educational and outreach materials describing the program and its benefits to property owners, developers and citizens; and (3) facilitating advertised public informational meetings for affected residents and businesses approximately once per year (3 total). Estimated in-kind expense of \$12,000 (\$4,000 per year) for Community Engagement Activities includes staff time to coordinate and participate in stakeholder and community meetings.

Task 2: Brownfields Inventory Mapping / Database, Preliminary Site Characterization, Eligibility Determinations, Prioritization and Access Coordination – Total \$9,000 Contractual (\$5,400 Hazardous / \$3,600 Petroleum)

Martinsville will begin their program by directing their selected consultant to develop a GIS-based brownfields site inventory and database to identify candidate sites throughout the City. Inventoried properties will be characterized, prioritized based on potential environmental impacts and site redevelopment goals, and a pool of candidate sites will be identified using this tool. The City will utilize and expand the inventory throughout the grant cycle. The number of sites chosen for assessment will depend upon access considerations and projected assessment costs. No assessments will be conducted prior to confirming eligibility with EPA, and, when applicable, with DEQ for petroleum sites. In-kind staff expenses are estimated at \$5,000 (\$1,667 average per year) to oversee Task 2 and coordinate site access with private property owners.

Task 3: Environmental Site Assessments (ESAs) – Total \$184,000 Contractual (\$110,400 Hazardous / \$73,600 Petroleum)

Upon receiving favorable eligibility determinations and access from property owners, Martinsville's consultants will conduct approximately **10 Phase I ESAs (6 Hazardous and 4 Petroleum)**. The number of Phase I ESAs conducted will be determined during the preliminary inventory process. ESAs will be compliant with ASTM E1527-13, which meets EPA's latest All Appropriate Inquiry standard. Time and costs for completion of Phase I ESAs are contingent upon many factors, e.g., property size, existing improvements, past and present uses, and extent of known or suspected Recognized Environmental Conditions (RECs), but approximately 3-4 Phase I ESAs will be completed per year with all being completed within 24 to 30 months of site selection at an average unit cost of \$5,000 per assessment, which is typical for industrial and commercial properties anticipated for these assessments. Based on Phase I ESA results, sites will be evaluated to determine which require Phase II ESAs, which will

include (a) project planning activities, e.g., a generic Quality Assurance Project Plan (QAPP) and site specific Health and Safety Plans (HASPs) and Sampling and Analysis Plans (SAPs); (b) soil and groundwater sampling; (c) lab analyses; and (d) summary reports with recommendations for further action, if warranted. Martinsville expects to complete *three Phase II ESAs (2 Hazardous and 1 Petroleum)* within 24 to 30 months of site selection. Based on experience with similar properties, contractual services will average \$40,000 per Phase II ESA (3) and \$2,000 per project plan (7). In-kind commitment of \$6,000 per year (\$18,000 total) includes staff time to coordinate with consultants and owners, oversee/monitor assessments, and review results/reports prior to EPA submittal.

Task 4: Preliminary Planning for Remediation and Redevelopment – Total \$90,000 Contractual (\$54,000 Hazardous / \$36,000 Petroleum)

For sites selected for Phase II ESAs, preliminary remediation plans will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. Preliminary cost estimates will be developed for alternatives, and reports will be prepared and coordinated with EPA and DEQ for approval of any proposed remedial actions. Martinsville staff and consultants will also work with community stakeholders to conduct preliminary area-wide or site-specific redevelopment planning for selected target areas and/or individual properties. These activities will be undertaken to determine site reuse options and may include feasibility studies, market analyses, conceptual plans and related reports intended to evaluate economic potential for assessed properties. A total of 3 Remediation/Redevelopment Plans are anticipated at an average contractual cost of \$30,000 per plan. Coordination with EPA and DEQ, informing citizens of site findings, and gathering input for redevelopment plans will be provided by staff on an in-kind basis at approximately \$3,000 per plan (\$9,000 total). **NOTE: The Planning Task budget of \$90,000 represents 30% of the total grant budget as indicated on Martinsville's Other Factors Checklist.**

3.b. Cost Estimates and Outputs: The Task Descriptions above were developed to achieve the primary goal of completing 10 Phase I ESAs; 3 Phase II ESAs, including associated quality assurance and work plans; and 3 remediation/redevelopment plans within the 3-year project period. The **Project Budget Table** below includes direct costs for travel, supplies and contractual assistance. The City will provide in-kind services, including administration, coordination and product reviews, and will supplement incidental expenses for communication materials, advertisement, and other community involvement activities through their general fund budget if needed. The number of sites assessed will be consistent with the **Project Outputs Summary** that follows the budget.

PROJECT BUDGET

TASK ➡ CATEGORY ↓	1 Oversight / Community Engagement	2 Inventory / Prioritization / Access	3 Environmental Site Assessments (ESAs)*	4 Remediation / Redevelopment Planning	TOTAL
Travel	\$4,500	\$0	\$0	\$0	\$4,500
Supplies	\$500	\$0	\$0	\$0	\$500
Contractual	\$12,000	\$9,000	\$184,000	\$90,000	\$295,000
SUBTOTAL	\$17,000	\$9,000	\$184,000	\$90,000	\$300,000
Hazardous Sites	\$10,200	\$5,400	\$110,400	\$54,000	\$180,000
Petroleum Sites	\$6,800	\$3,600	\$73,600	\$36,000	\$120,000
GRANT TOTAL	\$17,000	\$9,000	\$184,000	\$90,000	\$300,000

*Includes Phase I and II ESAs and Quality Assurance Documents / Work Plans (QAPP, HASPs, SAPs)

PROJECT OUTPUTS SUMMARY

TASK	DESCRIPTION	CATEGORY	BUDGET	AVERAGE	PER	ANTICIPATED OUTPUTS
1	Cooperative Agreement Oversight & Reporting	Contractual	\$6,000	\$2,000	Year	Quarterly Reports (4 / Year), Annual Reports (3), Property Profile Forms / ACRES Entries (10)
1	Community Involvement	Contractual	\$6,000	\$2,000	Year	Meetings (1 / Yr = 3), Program Brochures (3), Media Releases (3), Web Content
1	Travel	Direct	\$4,500	\$1,500	Event	Conferences (3) for 1-2 Staff, depending on event location
1	Supplies	Direct	\$500	\$167	Event	Advertisement, Printing (3 Community or Site Events)
2	Inventory/Database Site Prioritization/Eligibility	Contractual	\$9,000	\$3,000	Year	Site Inventory / Map / Database (1); Site Eligibility Forms and/or Updated Forms (15)
3	Phase I ESAs	Contractual	\$50,000	\$5,000	Site	Phase I ESA Reports (10)
3	Phase II ESAs	Contractual	\$120,000	\$40,000	Site	Phase II ESA Reports (3)
3	Quality Assurance Plans	Contractual	\$14,000	\$2,000	Plan	Phase II ESA Planning Documents including generic QAPP (1), HASPs (3) and SAPs (3)
4	Site Remediation & Redevelopment Plans	Contractual	\$90,000	\$30,000	Plan	Site Specific Remediation / Redevelopment Plans and/or Area Planning Documents (3)
GRANT TOTAL			\$300,000			

3.c. Measuring Environmental Results: Establishing and tracking performance metrics will allow the City to implement, assess and communicate progress toward program goals and to determine if implementation is producing the desired return on investment. To maintain steady progress throughout the grant period, consultants will prepare *monthly reports keyed to a master plan* prepared in compliance with the City's Cooperative Agreement Work Plan to summarize activities, e.g., milestones achieved, issues encountered, budget and schedule updates. These will be used to gauge progress, communicate with constituents and prepare performance reports meeting requirements of the Cooperative Agreement. Applicable site information will be regularly entered in *EPA's ACRES database*, and Martinsville will provide ongoing and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, number of jobs created, acres made ready for redevelopment, and tax revenue generated as a result of the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i Organizational Structure: For *Administrative/Project Management/Economic Development Experience*, **Assistant City Manager/Director of Community Development, Wayne Knox**, will serve as Martinsville's Authorized Organization Representative (AOR) and project lead for the Brownfields Program. With over 40 years of community development and public administration experience, he assists the City Manager to direct and conduct daily operations, including budget preparation, policy creation and execution, and strategic planning and visioning. Wayne also leads the City's economic development initiatives and is responsible for development and implementation of strategies that advance incentives and remove obstacles to retain and grow existing businesses and attract new development to increase and diversify the local tax base. **City Finance Director Linda Conover** will provide *Financial Experience* to assist Wayne with project accounting and reporting. As the City's primary fiduciary officer, Linda has over 26 years of financial management experience and oversees and manages all City general and utilities accounts and prepares Martinsville's annual budget. For *Technical Experience*, **Director of Public Works and City Engineer, Chris Morris, PE**, will assist with technical reviews. With over 23 years of experience, Chris is responsible for overseeing maintenance of City infrastructure, including water, sewer, roads, buildings and grounds and ensuring compliance with state and federal regulations and resolving environmental issues.

4.a.ii Acquiring Additional Resources: The City will rely on a qualified outside contractor with appropriate expertise and resources to carry out the technical aspects of its Brownfields Program. For **contractor selection and procurement**, Martinsville will follow its competitive negotiation policies and procedures to obtain high quality professional services at reasonable cost, which will be conducted in a fair and impartial manner in compliance with Federal Code 40 CFR 31.36 and the Virginia Public Procurement Act (VA Code, Chapter 43, Title 2.2). Beginning with advertisement of a request for qualifications and proposals for professional services, followed by interviews with top candidates if needed, staff will score applicants and make recommendations to City Council for approval to negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the City's solicitation and final contract executed with the selected contractor.

4.b.i Martinsville Has Previously Received an EPA Brownfields Grant: Martinsville received an EPA Community-Wide Brownfields Assessment grant award of \$400,000 for hazardous and petroleum assessments in 2015.

(1) Accomplishments: Under its first EPA Grant (2015-2018), the City completed a total of seven (7) Phase I ESAs, four (4) Phase II ESAs (including 2 large industrial/manufacturing properties), along with associated project plans (QAPP, HASPs and SAPs) as well as two (2) redevelopment plans, administrative reports, brownfields inventory/database, and community outreach events. Approvals for additional Phase I ESAs were received for two priority properties in Uptown (Rives Theatre and Chief Tassel Building), but available funding was expended prior to undertaking these tasks. Brownfields site inventory and database updates were ongoing throughout the project. One showcase site from this grant cycle has advanced to the preliminary planning stage and stands out as a terrific example of the impact this program can create in Martinsville. This project provided an opportunity to convert an abandoned service station/auto repair site to an expansion of the existing regional Salvation Army operations center located adjacent to this site. The long-term goal is to redevelop the site for productive reuse as the new location for the Salvation Army family thrift store and Pathway of Hope program to provide transitional housing for approximately four families. A conceptual plan for this site was introduced at a community open house event in August 2018, and a capital campaign to bring the project to fruition is ongoing.

(2) Compliance with Grant Requirements: From its previous EPA grant experience, the City has demonstrated it is fully capable of successfully completing all phases of work under this cooperative agreement. The City is familiar with and understands the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. For its 2015 grant, all required documentation was submitted in a timely manner and approved by EPA, including all required quarterly and final reports, MBE/WBE and Federal Financial Reports, and reimbursement requests were submitted for final closeout on time. Final site packages have been submitted through ACRES and approved for all sites assessed as part of this program. Final project closeout was accomplished, and all funds were expended for the project in compliance with the City's Cooperative Agreement requirements.

City of Martinsville, Virginia
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section III.A. – Threshold Criteria
January 31, 2019

1. Applicant Eligibility

The City of Martinsville (City) was incorporated in 1791. As a chartered political subdivision of the Commonwealth of Virginia, Martinsville is considered a ***General Purpose Unit of Local Government*** and an eligible applicant for funding under EPA guidelines having rights to conduct associated activities within the City's incorporated limits under the EPA Cooperative Agreement.

2. Community Involvement

The City will engage a citizen board made up of members from the community to participate in the ***Martinsville Brownfields Redevelopment Advisory Group (Martinsville BRAG)***, which will advance a sustainable brownfields redevelopment program for the City and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. The community involvement and communications component of the proposed brownfields assessment program, which is described in greater detail in the City's narrative proposal ***Section IV.E.2 – Community Need and Community Engagement***, includes (1) regular team meetings, (2) project updates at advertised public meetings, particularly at meetings and work sessions of the City Council and Planning Commission, (3) maintaining a brownfields project information section on the City's website, (4) preparing printed materials, e.g., program brochures, and media releases to disseminate project updates and program success stories. As with its previous 2015 EPA grant, the City will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially remediation and redevelopment plans, through presentations to local business and civic organizations and through small group and neighborhood meetings, open house events and planning charrettes, facilitated by the BRAG, staff, and consultants, to allow a broad range of community perspectives.

3. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/28/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Martinsville

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

* c. Organizational DUNS:

0654156140000

d. Address:

* Street1:

55 West Church Street

Street2:

* City:

Martinsville

County/Parish:

* State:

VA: Virginia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

24112-6209

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Wayne

Middle Name:

D.P.

* Last Name:

Knox

Suffix:

Title: Asst City Mgr/Community Development Director

Organizational Affiliation:

City of Martinsville

* Telephone Number:

276-403-5169

Fax Number:

* Email:

wknox@ci.martinsville.va.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

USEPA Community-Wide Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: